



Town of Lexington - FY 2017-FY 2021 Capital Improvement Projects

Project Name: Town Pool Renovation

Date: 30-Aug-05

Project ID Number: 283

Revision Date: 15-Oct-15

Submitted By: Karen Simmons

Department: Recreation

Priority: 1

First Year Submission? ☐ **Phone #:** 781-862-0500 x8480 **E-mail:** ksimmons@lexingtonma.gov

Description of Project:

The Recreation Committee is requesting \$166,000 in FY2017 for the design and engineering costs and construction/bid documents associated with Phase III of a multi-phased program of renovations to the Irving H. Mabee Pool Complex. The phased approach was identified in the Engineering Consultant's Study completed in FY2008 by Bargmann Hendrie and Archetype. The implementation of Phase III is scheduled for FY2018 and will include replacing the filtration systems, which are beyond their life expectancy, as well as other work necessary for the successful operation of the Irving H. Mabee Town Pool Complex to continue in the future. The building will have to be enlarged in order to accommodate four new filtration systems. The Garrity, Main (lap and Diving Pools share a common filter system. The Department of Public Health regulations have changed over the years and replacement of the filtration system will now require each pool to have its own filter to be in compliance with the current regulation. By having the pools on a common filter, if a situation occurs that warrants closing a pool, all three pools must be closed. Phase III of the project will also include a reconfiguration of the Wading Pool with the inclusion of new amenities such as water spray features which will help attract families with young children to the facility.

The cost of the project has increased based on an updated cost estimate. Due to the scope and complexity of this renovation project, it was determined that the design/engineering costs should be separated from the construction costs to give us a more accurate estimate for the cost of the project. Therefore, the FY2017 funding request is for the design/engineering costs for Phase III and the FY2018 funding request will be for the construction and implementation of Phase III.

Replacement of the filtrations system is a large undertaking and this project would include the following work:

- .Expansion of the filter room (an addition to the building is required).
- .Replacement of piping between existing surge tank and filter room (Main and Dive Pools).
- .Replacement of piping between Garrity Pool and filter room.
- .Removal and replacement of concrete decks to access piping.
- .Upgrade of electrical service to 600 Amps required for new filtration systems.

In addition, the results of the pool facility audit recommended the following:

- .Reconfiguration of the Wading Pool and installation of new water spray features.
- .Replacement of the existing roof.
- .Replastering of the Wading, Main, and Dive Pools.
- .Replacement of the three diving boards.
- .Reconfiguration of the three one-meter diving board rails (which do not meet code).
- .Installation of new lifeguard chairs.
- .Replacement of the fencing with new black vinyl-coated chain link fencing and gates.
- .Resetting of the copings for the Wading Pool.
- .Installation of a new shade structure.

Justification/Benefit:

The Irving H. Mabee Pool Complex is a heavily used recreation facility during the summer. Attendance at the Center Pool Complex averages 75,000 people each summer. While the facility continues to operate safely, the filtration system was last updated in 1980. The consultant's report provided the Town with a detailed list of recommended upgrades and repairs needed, thus allowing the Town to plan and budget the upgrades and repairs effectively and responsibly. With each year, the efficiency and effectiveness of the filtration systems and chlorinators decreases. Repairs become more costly as the filtration system breaks down more frequently. The improvements to the filtration system will bring the system into compliance. Funding was approved in 2010 for Phase I and 2011 for Phase II. Phase I and Phase II are complete.

Impact if not completed:

If immediate needs are not identified and addressed, the pool may need to be closed for an extended period of time during the peak season, thus affecting the residents and decreasing revenues.

Timeframe:

2017-2018

Replace. Freq:

30 Years

Stakeholders:

Residents, Non-residents, Recreation & Community Programs, DPW, Health Department, Lexington Public Schools

Operating Budget Impact:



Town of Lexington - FY 2017-FY 2021 Capital Improvement Projects

Project Name: Town Pool Renovation

Date: 30-Aug-05

Project ID Number: 283

Revision Date: 15-Oct-15

Submitted By: Karen Simmons

Department: Recreation

Priority: 1

First Year Submission? ☐ **Phone #:** 781-862-0500 x8480 **E-mail:** ksimmons@lexingtonma.gov

Repairs to the filtration system and plumbing system has become an annual occurrence which impacts the operating budget.

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

283	2017	2018	2019	2020	2021	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$166,000	\$0	\$0	\$0	\$0	\$166,000
Construction	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$120,000	\$0	\$0	\$0	\$120,000
Totals	\$166,000	\$1,620,000	\$0	\$0	\$0	\$1,786,000
CPA Amt. Req.	\$166,000	\$1,620,000	\$0	\$0	\$0	

Recurring Cost

\$0.00

Maintenance Cycle

1 Years

CPA Purpose

- ☐ Open Space
- ☒ Recreation
- ☐ Historic
- ☐ Housing

Basis of Cost Projection:

The initial cost estimate is based on the Pool Facility Audit completed by Bargmann Hendrie + Archetype, Inc. in February 2008. It was updated in the spring of 2015. Design and engineering costs are based on 10% and contingency is based on 8%.